

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL

held in closed session on

WEDNESDAY 2 SEPTEMBER 2020

No public meeting was held for the items in these Minutes as a statutory Direction by the Minister of Planning and Public Spaces states the panel is only required to hold a public meeting where the development application has attracted 10 or more unique submissions by way of objection. These applications do not satisfy that criterion.

Minutes of the Northern Beaches Local Planning Panel held in closed session on Wednesday 2 September 2020

The closed deliberations concluded at 2.22pm.

ATTENDANCE:

Panel Members

Paul Vergotis	Chair
Marcus Sainsbury	Environmental Expert
Brian Kirk	Town Planner
Ray Mathieson	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF NORTHERN BEACHES LOCAL PLANNING PANEL HELD 19 AUGUST 2020

The Panel notes that the Panel note that the Minutes of the Northern Beaches Local Planning Panel held in closed session on 19 August 2020 were adopted by the Chairperson and have been posted on Council's website.

3.1 DA2020/0501 - 1/2 BEACH ROAD, COLLAROY - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE AND TORRENS TITLE SUBDIVISION

PROCEEDINGS IN BRIEF

The proposal is for Torrens title subdivision and minor alterations to the existing dwelling (No.2). In detail this involves:

Subdivision

- Lot 1 - 214.6m²
- Lot 2 - 283.8m²

Alterations to the Dwelling No. 2

- Removal of existing robe
- Alterations to ensuite to provide greater separation between the two dwellings

The Panel viewed the site and its surrounds.

DECISION ON DEVELOPMENT APPLICATION

That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **refuses** Application No. DA2020/0501 for alterations and additions to a dwelling house and Torrens Title Subdivision at Lot 1 SP 57338 & Lot 2 SP 57338, 1/2 Beach Road, Collaroy for the following reason:

1. The Panel is not satisfied that:
 - 1) the applicant's written request under clause 4.6 of the Warringah Local Environmental Plan 2011 seeking to justify a contravention of clause 4.1 Minimum subdivision lot size development standard has adequately addressed and demonstrated that:
 - a) compliance with the standard is unreasonable or unnecessary in the circumstances of the case; and
 - b) there are sufficient environmental planning grounds to justify the contravention.
 - 2) the proposed development will be in the public interest because it is consistent with the objectives of the standards and the objectives for development within the zone in which the development is proposed to be carried out.

Vote: 4/0

This is the final page of the Minutes comprising 4 pages
numbered 1 to 4 of the Northern Beaches Local Planning Panel held in
closed session on Wednesday 2 September 2020